

## **\$765,000 - 20835 130 Avenue, Edmonton**

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MLS® #E4426928

### **\$765,000**

5 Bedroom, 3.50 Bathroom, 2,439 sqft

Single Family on 0.00 Acres

Trumpeter Area, Edmonton, AB

SHOWS A 10 Former LuxuryPro Show Home built 2019, SIDE ENTRANCE w/legal basement suite with 2 bedrooms! This home is a 2400 sq.ft. JAZZ model loaded w/upgrades. Main & lower flr: 9' ceilings, eng. hardwood, tile, quartz counters, large island w/eating bar, walk-thru pantry from garage, bright dining area w/huge windows, living room w/coffered ceiling & tiled feature wall, illuminated lighting on staircase. Upstairs: owner's suite w/dual walk-in closets, back to back dbl sinks, makeup desk, stand-alone tub & glass shower. Plus 2 additional bedrooms, full bath, upper flr laundry rm (sink + cabinets), bonus rm w/tile feature wall & fireplace. Includes A/C, landscaped, fenced, custom window coverings, full appliance pkg includes a gas stove, garage heater & fully finished, tankless hot water, hi-eff furnace, HRV system, smart home tech & 8 built-in speakers. Located in sought-after Trumpeter, steps to Big Lake, walking trails, parks, playgrounds & minutes to Anthony Henday.



Built in 2019

### **Essential Information**

MLS® #	E4426928
Price	\$765,000
Bedrooms	5

Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	2,439
Acres	0.00
Year Built	2019
Type	Single Family
Sub-Type	Detached Single Family
Style	2 Storey
Status	Active

### Community Information

Address	20835 130 Avenue
Area	Edmonton
Subdivision	Trumpeter Area
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5S 0L4

### Amenities

Amenities	Off Street Parking, On Street Parking, Air Conditioner, Ceiling 9 ft., Closet Organizers, Deck, Hot Water Tankless, No Smoking Home, Smart/Program. Thermostat, Vinyl Windows, Vacuum System-Roughed-In, HRV System, 9 ft. Basement Ceiling
Parking Spaces	6
Parking	Double Garage Attached, Heated, Insulated

### Interior

Interior Features	ensuite bathroom
Appliances	Dishwasher-Built-In, Dryer, Hood Fan, Oven-Built-In, Oven-Microwave, Stacked Washer/Dryer, Stove-Countertop Gas, Stove-Electric, Vacuum Systems, Washer, Window Coverings, Refrigerators-Two, Curtains and Blinds, Garage Heater
Heating	Forced Air-2, Natural Gas
Fireplaces	Tile Surround
Stories	3
Has Basement	Yes
Basement	Full, Finished

## Exterior

Exterior	Wood, Stone, Vinyl
Exterior Features	Back Lane, Corner Lot, Fenced, Flat Site, Golf Nearby, Landscaped, Playground Nearby, Public Transportation, Schools, Shopping Nearby
Roof	Asphalt Shingles
Construction	Wood, Stone, Vinyl
Foundation	Concrete Perimeter

## Additional Information

Date Listed	March 21st, 2025
Days on Market	13
Zoning	Zone 59

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Listing information last updated on April 3rd, 2025 at 4:32pm MDT